

L E A S E

This lease agreement made and executed in duplicate on the 10th day of July, 1980 , by and between CITY OF BISMARCK, a municipal corporation of the State of North Dakota, hereinafter referred to as the "Lessor", and BURLEIGH COUNTY COUNCIL ON AGING, a corporation of Bismarck, North Dakota, hereinafter called the "Lessee".

The Lessor does hereby lease and let to the Lessee for a term of 99 years, and for a rental of \$1.00, the real property described as all of Block 24, Governor Pierce Addition to the City of Bismarck, North Dakota, upon the following conditions:

1. The property shall at all times be used solely for elderly housing and/or a senior citizens' center, and any time that such use may cease, this lease will automatically terminate and cancel and the Lessor re-enter and take immediate possession of the property.

2. The Lessee agrees that it will pay, during the term of this lease, all special assessments for local improvements presently existing against said property or levied in the future.

3. The Lessee agrees that it will maintain/install sidewalks around the complete property leased, and pay for the same either outright or through special assessments, if they so desire to have the same specially assessed.

4. The Lessee agrees during the term of this lease to comply with the following federal statutes, to-wit:

Title VI of the Civil Rights Act of 1964 (P.L. 88-352) and in accordance with Title VI of that Act, no person in the United States shall on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the Applicant receives Federal financial assistance and will immediately take any measures to effectuate this agreement.

If any real property or structure thereon is provided or impounded with the aid of federal financial assistance extended to the Applicant, this assurance shall obligate, or in the case of any transfer of such property, any transferee, for the period during which the real property or structure is used for a purpose for which the federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

Title VIII of the Civil Rights Act of 1968, (P.L. 90-284) as amended, and will administer all programs and activities relating to housing and community development in a manner to affirmatively further fair housing.

Section 109 of the Housing and Community Development Act of 1974 and in conformance with all requirements imposed by or pursuant to the Regulations of the Department (24 CFR Part 570.601) issued pursuant to that Section; and in accordance with that Section, no person in the United States shall on the ground of race, color, national origin or sex, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under, any program or activity funded in whole or in part with the community development funds.

Executive Orders 11063 and 11246 on equal opportunity in housing.

Section 3 of the Housing and Urban Development Act of 1968; as amended requiring that to the greatest extent feasible opportunities for training and employment be given lower income residents of the project area and contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by, persons residing in the area of the project.

It will establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

Dated this 10th day of June, 1980.

CITY OF BISMARCK, a municipal corporation

BY: Burr Leung

President, Board of City Commissioners

Attest: Tom R. [Signature]

City Auditor

BURLEIGH COUNTY COUNCIL ON AGING

BY: Barbara Seem

BY: Ed A. Hulst